119.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	880,200 / 880,200
					USE VALUE:	880,200 / 880,200
					ASSESSED:	880,200 / 880,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		SEMINOLE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAVILLA MARYJANE
Owner 2:	
Owner 3:	
Street 1:	3 SEMINOLE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TAVILLA PAUL J -
Owner 2:	TAVILLA MARYJANE -
Street 1:	3 SEMINOLE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,995 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Vinyl Exterior and 2252 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8995.000	396,500	800	482,900	880,200
Total Card	0.207	396,500	800	482,900	880,200
Total Parcel	0.207	396,500	800	482,900	880,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.82 | /Parcel: 390.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 77204
GIS Ref:
GIS Ref:
Insp Date: 09/19/18

!9276!

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	396,500	800	8,995.	482,900	880,200	880,200	Year End Roll	12/18/2019
2019	101	FV	312,900	900	8,995.	482,900	796,700	796,700	Year End Roll	1/3/2019
2018	101	FV	318,900	900	8,995.	413,900	733,700	733,700	Year End Roll	12/20/2017
2017	101	FV	318,900	900	8,995.	386,300	706,100	706,100	Year End Roll	1/3/2017
2016	101	FV	318,900	900	8,995.	331,100	650,900	650,900	Year End	1/4/2016
2015	101	FV	287,600	900	8,995.	296,600	585,100	585,100	Year End Roll	12/11/2014
2014	101	FV	287,600	900	8,995.	274,600	563,100	563,100	Year End Roll	12/16/2013
2013	101	FV	287,600	900	8,995.	261,800	550,300	550,300		12/13/2012

PRINT

Date	Time
12/10/20	23:46:33

LAST REV

Date	Time
10/22/18	15:44:33
danam	
9276	

USER DEFINED

Prior Id # 1:	77204
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAVILLA PAUL J	43868-118		10/8/2004	Family		No	No		
	9872-294		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2000	000	Redo Kit	20,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	Inspected	BS	Barbara S
8/24/2018	MEAS&NOTICE	BS	Barbara S
4/7/2009	Meas/Inspect	163	PATRIOT
4/10/2000	Inspected	264	PATRIOT
2/14/2000	Measured	268	PATRIOT
9/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8995		Sq. Ft.	Site		0	70.	0.77	4									482,897						482,900	

Total AC/HA: 0.20650 | Total SF/SM: 8995 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 482,897 | Spl Credit | Total: 482,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.29695010
Const Adj.:	1.02062774
Adj $ / SQ:	125.752
Other Features:	116790
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487117
Depreciation:	90604
Depreciated Total:	396513

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 1		HB 1		

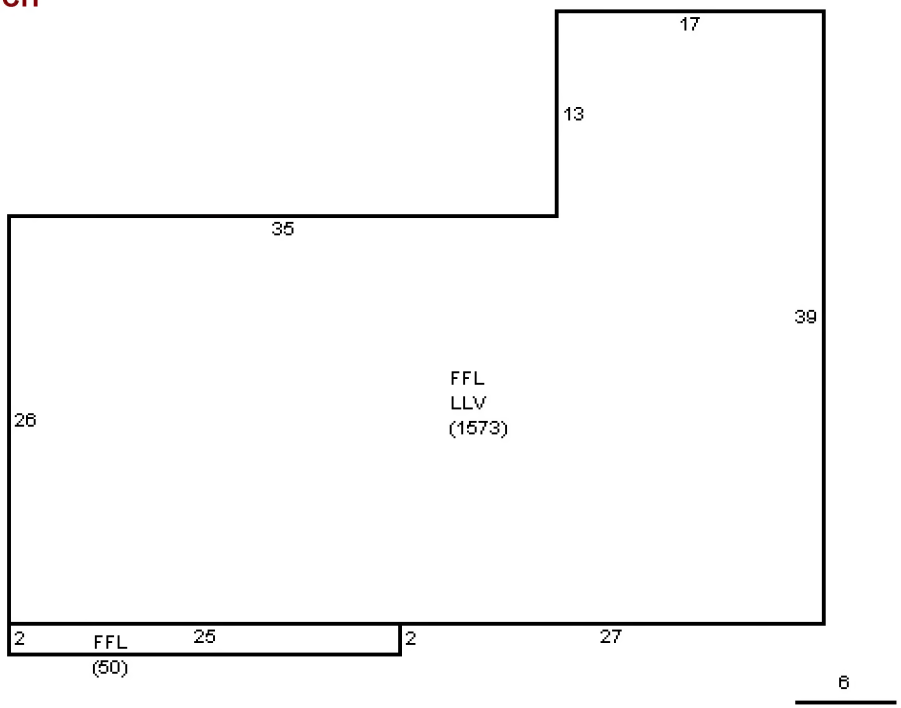
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	138.33
Special Features:	0	Val/Su Net:	124.06
Final Total:	396500	Val/Su SzAd	244.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,623	125.750	204,095
LLV	Lower Level	1,573	77.530	121,948

Net Sketched Area: 3,196 | Total: 326,043

Size Ad 1623 | Gross Are 3196 | FinArea 2252

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 119.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	19X20	A	AV	1980	3.24	T	31.2	101			800			800

More: N | Total Yard Items: 800 | Total Special Featues: | Total: 800